

1 BILL NO. R-84-2-19

2 DECLARATORY RESOLUTION NO. R-32-84

3 A DECLARATORY RESOLUTION confirming
4 the designation of an "Economic Re-
5 vitalization Area" under I.C. 6 -1.1-
6 12.1.

7 WHEREAS, Common Council has previously designated by
8 Declaratory Resolution the following described property as an
9 "Economic Revitalization Area" under Division 6, Article II,
10 Chapter 2 of the Municipal Code of the City of Fort Wayne, Indiana,
11 of 1974, as amended and I.C. 6-1.1-12.1, to-wit:

12 Lot #418, Lot #419, Lot #420, Lot #452
13 and Lot #453, together with adjoining
14 vacated alleys, in Samuel Hanna's Ad-
15 dition, excepting therefrom part of
16 Lot #418, Lot #419, Lot 420, and Lot
17 #452, and the adjoining vacated alleys,
18 in Samuel Hanna's Addition, as recorded
19 in Deed Record "C", pages 525-526, in
20 the Office of the Recorder of Allen
21 County, Indiana, more particularly
22 described as follows:

23 Beginning at the Northwest corner of
24 Lot #452 in Samuel Hanna's Addition as
25 recorded in the plat thereof in the
26 Office of the Recorder of Allen County,
27 Indiana; thence East along the North
28 line of Lot #452, a distance of 15.3
29 feet; thence South with a deflection
30 angle to the right of 90 degrees 00
31 minutes 20 seconds a distance of 275.63
32 feet; thence East with a deflection angle
to the left of 90 degrees 07 minutes 50
seconds a distance of 7.0 feet; thence
South with a deflection angle to the
right of 90 degrees 08 minutes a dis-
tance of 38.1 feet to a point on the
South line of Lot #418; thence West with
a deflection angle to the right of 89
degrees 52 minutes along the South line
of Lot #418 a distance of 21.7 feet to
the Southwest corner of Lot #418; thence
North with a deflection angle to the
right of 90 degrees 01 minutes along
the West line of Lot #418, Lot #419,
Lot #420, and the East/West vacated
alleys, and Lot #452, a distance of
313.76 feet to the point of beginning;

31 said property more commonly known as 1020 S. Calhoun Street,
32 Fort Wayne, Indiana;

1 Page Two

2
3 WHEREAS, recommendations have been received from the
4 Committee on Finance and the Department of Economic Development
5 concerning said Resolution;

6 WHEREAS, notice of the adoption and substance of said
7 Resolution has been published in accordance with I.C. 5-3-2 and
8 a public hearing has been conducted on said Resolution;

9 WHEREAS, if said Resolution involves an area that has
10 already been designated an allocation area under I.C. 36-7-14-39,
11 the Fort Wayne Redevelopment Commission has adopted a Resolution
12 approving the designation.

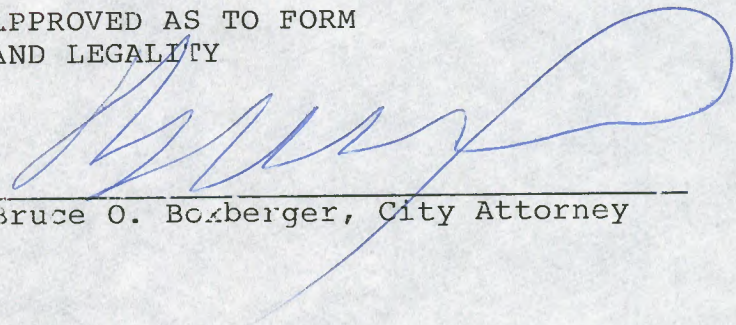
13 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF
14 THE CITY OF FORT WAYNE, INDIANA:

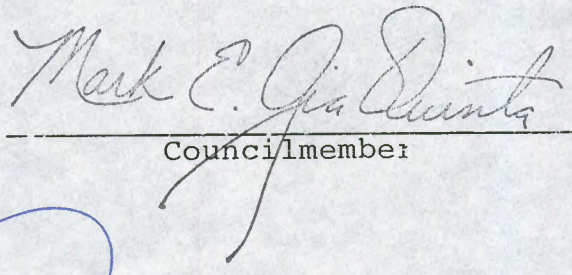
15 SECTION 1. That, the Resolution previously designating
16 the above described property an "Economic Revitalization Area" is
17 confirmed in all respects.

18 SECTION 2. That, the above described property is here-
19 by declared an "Economic Revitalization Area" pursuant to I.C. 6-
20 1.1-12.1, said designation to begin on the effective date of this
21 Resolution and continue for one (1) year. Said designation shall
22 terminate at the end of that one (1) year period.

23 SECTION 3. That this Resolution shall be in full force
24 and effect from and after its passage and any and all necessary
25 approval by the Mayor.

26
27
28 APPROVED AS TO FORM
29 AND LEGALITY

30
31 
32 Bruce O. Boxberger, City Attorney


Councilmember

Read the first time in full and on motion by Sandra E. Kennedy, seconded by Lee, and duly adopted, read the second time by title and referred to the Committee Finance (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on _____, the _____ day of _____, 19____, at _____ o'clock _____ .M., E.S.

DATE: 2-14-84

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Sandra E. Kennedy, seconded by Lee, and duly adopted, placed on its passage. PASSED (~~LOST~~) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	_____	_____	_____	_____
<u>BRADBURY</u>	<u>✓</u>	_____	_____	_____	_____
<u>BURNS</u>	<u>✓</u>	_____	_____	_____	_____
<u>EISBART</u>	<u>✓</u>	_____	_____	_____	_____
<u>GiaQUINTA</u>	<u>✓</u>	_____	_____	_____	_____
<u>HENRY</u>	<u>✓</u>	_____	_____	_____	_____
<u>REDD</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHMIDT</u>	<u>✓</u>	_____	_____	_____	_____
<u>STIER</u>	<u>✓</u>	_____	_____	_____	_____
<u>TALARICO</u>	<u>✓</u>	_____	_____	_____	_____

DATE: 2-28-84

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as ~~(ANNEXATION)~~ (APPROPRIATION) ~~(GENERAL)~~ (SPECIAL) ~~(ZONING MAP)~~ ORDINANCE (RESOLUTION) NO. R-32-84 on the 28th day of February, 1984.

ATTEST:

(SEAL)

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Ray A. E. Clark
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 29th day of February, 1984, at the hour of 11:30 o'clock P. .M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 1st day of March, 1984, at the hour of 1 o'clock P. .M., E.S.T.

Win Moses, Jr.
WIN MOSES, JR., MAYOR

APPLICATION FOR DESIGNATION
AS AN ECONOMIC REVITALIZATION AREA
-REAL ESTATE TAX ABATEMENT-



This application is to be completed and signed by the owner of the property where development or rehabilitation is to occur. The City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

1. Applicant Fort Wayne Center Associates, Ltd.
2. Owner(s) same
3. Address of Owner(s) 1401 West Paces Ferry Road, NW Suite E-2
Atlanta, Georgia 30327
4. Telephone Number of Owner(s) (404) 262-2855
5. Relationship of Applicant to Owner(s) if any same
6. Address of Applicant same as above
7. Telephone number of Applicant () same as above
8. Address of Property Seeking Designation 1020 S. Calhoun
Fort Wayne, IN 46802
9. Legal Description of Property Proposed for Designation (may be attached) see attached
10. Township Wayne
11. Taxing District City of Fort Wayne

12. Current Zoning B3A
13. Variance Granted (if any) _____
14. Current Use of Property
- a. How is property presently used? Staging area for the construction of the Fort Wayne Civic Center
- b. What Structure(s) (if any) are on the property? none
- b. What is the condition of this structure/these structures? n/a
15. Current Assessed Value of Real Estate \$48,000
- a. Land \$48,000
- b. Improvements none
16. Amount of Total Property Taxes Owed During the Immediate Past Year
- none
17. Description of Proposed Improvements to the Real Estate _____
- 250-room convention hotel
18. Development Time Frame
- a. When will physical aspects of development or rehabilitation begin?
- March, 1984
- b. When is completion expected? September, 1985
19. Cost of Project (not including land costs) \$13,539,548.00

Construction Cost

20. Permanent Jobs Resulting from Completed Project

a. How many permanent jobs will be employed at of in connection with the project after it is completed? approximately 250

lation of this new manufacturing equipment? _____

b. What is the nature of those jobs? service

c. Anticipated time frame for reaching employment level stated above?

three years

21. Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.) _____

none anticipated

22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"? The City of Fort Wayne has been designated an

economically depressed area, especially the downtown. The Fort

Wayne Civic Center and hotel projects were designed to assist in

the revitalization of the urban core and to create new jobs

for the residents of Fort Wayne.

I hereby certify that the information and representation on this Application are true and complete.

FORT WAYNE CENTER ASSOCIATES, LTD.

BY: Fort Wayne Center Associates, Inc.

Signature(s) of Owners

January 14, 1984

Date

Its General Partner

BY: 

Its Vice President

Information Below to be filled in by Department of Economic Development:

Date Application Received:

Date Application Forwarded to Law Dept:

Date of Legal Notice Publication:

Date of Public Hearing:

Date of Building Permit:

Approved or Denied? Date:

Allocation Area:

WORSHAM, STOGNER & JOBLIN CO., INC.

000224

81-7/820

JUL 18 1984

PAY TO THE
ORDER OF

CITY OF FORT WAYNE

FIFTY & NO/100

\$ 50.00

DOLLARS



WORTHEN
Bank & Trust Company, N.A.
Little Rock, Arkansas

For Cash

FOR Tax Statement Filing • FWCA, Ltd.

Robert L. Stogner

⑈000224⑈ ⑈1082000073⑈ 8906⑈901⑈6⑈

EXHIBIT "A"

Lot #418, Lot #419, Lot #420, Lot #452 and Lot #453, together with adjoining vacated alleys, in Samuel Hanna's Addition, excepting therefrom part of Lot #418, Lot #419, Lot #420, and Lot #452, and the adjoining vacated alleys, in Samuel Hanna's Addition, as recorded in Deed Record "C", pages 525-526, in the Office of the Recorder of Allen County, Indiana, more particularly described as follows:

Beginning at the Northwest corner of Lot #452 in Samuel Hanna's Addition as recorded in the plat thereof in the Office of the Recorder of Allen County, Indiana; thence East along the North line of Lot #452, a distance of 15.3 feet; thence South with a deflection angle to the right of 90 degrees 00 minutes 20 seconds a distance of 275.63 feet; thence East with a deflection angle to the left of 90 degrees 07 minutes 50 seconds a distance of 7.0 feet; thence South with a deflection angle to the right of 90 degrees 08 minutes a distance of 38.1 feet to a point on the South line of Lot #418; thence West with a deflection angle to the right of 89 degrees 52 minutes along the South line of Lot #418 a distance of 21.7 feet to the Southwest corner of Lot #418; thence North with a deflection angle to the right of 90 degrees 01 minutes along the West line of Lot #418, Lot #419, Lot #420, and the East/West vacated alleys, and Lot #452, a distance of 313.76 feet to the point of beginning.

END OF EXHIBIT "A"

BILL NO. R-84-02-19

REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS REFERRED AN
~~ORDINANCE~~ ~~XXXXXXXXXX~~ A DECLARATORY RESOLUTION confirming the designation of
an "Economic Revitalization Area" under I.C. 6-1.1-12.1

HAVE HAD SAID ORDINANCE UNDER CONSIDERATION AND BEG LEAVE TO REPORT
BACK TO THE COMMON COUNCIL THAT SAID ORDINANCE Do PASS.

MARK E. GIAQUINTA, CHAIRMAN

JAMES S. STIER, VICE CHAIRMAN

JANET G. BRADBURY

THOMAS C. HENRY

DONALD J. SCHMIDT

CONCURRED IN 2-28-84
SANDRA E. KENNEDY, CITY CLERK

DIGEST SHEETTITLE OF ORDINANCE Declaratory Resolution

09-84-02-19

DEPARTMENT REQUESTING ORDINANCE Economic Development Department

SYNOPSIS OF ORDINANCE A Declaratory Resolution confirming the designation
of an "Economic Revitalization Area" under I.C. 6-1.1-12.1. (Commonly
known as 1020 S. Calhoun Street - Fort Wayne Center Associates, Ltd.)

EFFECT OF PASSAGE The construction of the Civic Center Hotel will help
to revitalize the urban core and create new jobs for the residents of
Fort Wayne.

EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$13,539,548.00, Construc-
cost (not including land cost)

ASSIGNED TO COMMITTEE (PRESIDENT) _____



The City of Fort Wayne

February 15, 1984

Ms. Mary Gabet
Fort Wayne Newspapers, Inc.
600 West Main Street
Fort Wayne, IN 46802

Dear Ms. Gabet:

Please give the attached full coverage on the date of February 18, 1984, in both the News Sentinel and the Journal Gazette.

RE: Legal Notice for the Common Council
of Fort Wayne, IN
Declaratory Resolutions
R-84-02-08 & R-84-02-09
R-84-02-10 & R-84-02-11
R-84-02-12 & R-84-02-13
R-84-02-14 & R-84-02-15
R-84-02-16 & R-84-02-17
R-84-02-18 & R-84-02-19
R-84-02-20 & R-84-02-21
R-84-02-22 & R-84-02-23
R-84-02-26 & R-84-02-27

Please send us 4 copies of the Publisher's Affidavit from both newspapers. (Each public notice)

Thank you.

Sincerely yours,

Sandra E. Kennedy
Sandra E. Kennedy
City Clerk

SEK/ne
ENCL: 9

NOTICE OF PUBLIC HEARING
FORT WAYNE
COMMON COUNCIL

(RESOLUTIONS NO. R-84-02-18 AND R-84-02-19)

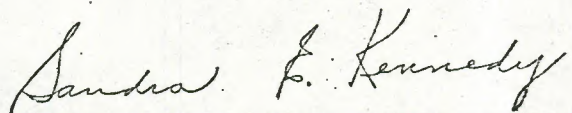
Notice is hereby given that the Common Council of the City
of Fort Wayne, Indiana, approved a Resolution on February 14, 1984,
date
designating property at 1020 S. Calhoun Street - Fort Wayne
Center Associates, Ltd.

an Economic Revitalization Area. A description of the affected area
can be inspected in the County Assessor's Office.

Common Council will conduct a public hearing on whether
the above described resolution should be confirmed, modified and
confirmed or rescinded on Tuesday, February 28, 1984, at 7:30 P.M.,
date, time & place
Common Council Conference Room 128, City-County Building, One Main
Street, Fort Wayne, Indiana

If confirmed, said designation shall continue for one (1) year after
confirmation.

All interested persons are invited to attend and be heard
at the public hearing.


Sandra E. Kennedy
City Clerk

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) - number of equivalent lines	
Head	number of lines	5
Body	number of lines	25
Tail	number of lines	2
Total number of lines in notice		32

COMPUTATION OF CHARGES

32	1	32	.230¢	7.36
..... lines, columns wide equals equivalent lines at				\$.....
cents per line				
Additional charge for notices containing rule or tahular work (50 per cent of above amount)			
Charge for extra proofs of puhlication (50 cents for each proof in excess of two) 2 extra				1.00
TOTAL AMOUNT OF CLAIM				8.36
				\$.....

DATA FOR COMPUTING COST

Width of single column 9.6 picas	Size of type 6 point
Number of insertions 1	Size of quad upon which type is cast 6

Pursuant to the provision and penalties of Ch. 89., Acts 1967.

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Drusilla Roose

Date Feb.18, 19 84

Title CLERK

FORM #903

PUBLISHER'S AFFIDAVIT

State of Indiana
ALLEN County SS:

Personelly appeared before me, a notery public in and for said county and stete, the undersigned Drusilla Roose who, being duly sworn, says that he/she is CLERK of the NEWS-SENTINEL DAILY newspaper of general circulation printed and published in the English language in the city of FORT WAYNE, INDIANA in state and county aforesaid, and that the printed metter attached hereto is a true copy, one time which was duly published in said paper for, the dates of publication being as follows: 2/18/84

Subscribed and sworn to me before this 18th day of February, 19 84

Notary Public

My commission expires November 29, 1985

NOTICE OF PUBLIC HEARING
FORT WAYNE
COMMON COUNCIL
(RESOLUTIONS NO. R-84-02-18
AND R-84-02-19)
Notice is hereby given that the Common Council of the City of Fort Wayne, Indiana, approved a Resolution on February 14, 1984, designating property et 1020 S. Celhoun Street - Fort Wayne Center Associates, Ltd. an Economic Revitalization Area. A description of the affected area can be inspected in the County Assessor's Office. Common Council will conduct a public hearing on whether the above described resolution should be confirmed, modified and confirmed or rescinded on Tuesday, February 28, 1984, at 7:30 P.M., Common Council Conference Room 128, City-County Building, One Mein Street, Fort Wayne, Indiana. If confirmed, said designation shall continue for one (1) year after confirmation. All interested persons are invited to attend and be heard at the public hearing.
Sandra Kennedy
City Clerk
2/18

Fort Wayne Common Council

(Governmental Unit)

Allen

County, IN

To JOURNAL-GAZETTE

Dr. P.O. BOX 100

FORT WAYNE, INDIANA

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) - number of equivalent lines

Head

number of lines

5

Body

number of lines

25

Tail

number of lines

2

Total number of lines in notice

32

COMPUTATION OF CHARGES

32

lines,

1

columns wide equals

32

equivalent lines at

.230¢

\$ 7.36

cents per line

Additional charge for notices containing rule or tabular work (50 per cent of above amount)

Charge for extra proofs of publication (50 cents for each proof in excess of two) 2 extra 1.00

TOTAL AMOUNT OF CLAIM \$ 8.36

DATA FOR COMPUTING COST

Width of single column 9.6 picas

Size of type 6 point

Number of insertions 1

Size of quad upon which type is cast 6

Pursuant to the provision and penalties of Ch. 89., Acts 1967.

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Date Feb. 18 19 84

Title CLERK

Drusilla Roose

FORM #904

PUBLISHER'S AFFIDAVIT

State of Indiana

ALLEN County SS:

Personally appeared before me, a notary public in and for said county and state, the undersigned Drusilla Roose who, being duly sworn, says that he/she is CLERK of the JOURNAL-GAZETTE a DAILY newspaper of general circulation printed and published in the English language in the city of FORT WAYNE, INDIANA in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for one time the dates of publication being as follows: 2/18/84

Drusilla Roose

Subscribed and sworn to me before this 18th day of February 19 84

Anne M. Perkins

Notary Public

My commission expires November 29, 1985

NOTICE OF PUBLIC HEARING
FORT WAYNE
COMMON COUNCIL
(RESOLUTIONS NO. R-84-02-18
AND R-84-02-19)
Notice is hereby given that the
Common Council of the City of Fort
Wayne, Indiana, approved a Resolu-
tion on February 14, 1984, designat-
ing property at 1020 S. Calhoun
Street - Fort Wayne Center Associa-
tes, Ltd. an Economic Revitaliza-
tion Area. A description of the
affected area can be inspected in the
County Assessor's Office.
Common Council will conduct a
public hearing on whether the above
described resolution should be con-
firmed, modified and confirmed or
rescinded on Tuesday, February 28,
1984, at 7:30 P.M., Common Council
Conference Room 128, City-County
Building, One Main Street, Fort
Wayne, Indiana.
If confirmed, said designation shall
continue for one (1) year after
confirmation.
All interested persons are invited to
attend and be heard at the public
hearing.
Sandra Kennedy
City Clerk

2/18